



**CITY OF HARRISONBURG**  
**COMMUNITY**  
**DEVELOPMENT**

**Preliminary Subdivision**  
**Plat Application**

[www.harrisonburgva.gov/subdividing-property](http://www.harrisonburgva.gov/subdividing-property)

**PROPERTY INFORMATION**

Title of Subdivision: Juniper Hill Commons

650 Keezletown Road

72-B-6

Property Address(es)

Tax Map Parcel(s)/ID(s)

5.26

21

R-7

Total Acreage

Number of Lots Proposed

Zoning Classifications

**PROPERTY OWNER INFORMATION**

Harrisonburg Cohousing

(540) 560-5061

Property Owner Name

Telephone

1315 Harmony Drive

harrisonburgcohousing.org

Street Address

E-Mail

Harrisonburg

VA

22802

City

State

Zip

**OWNER'S REPRESENTATIVE INFORMATION (if applicable)**

Ervin R. Stutzman

540-560-5061

Owner's Representative

Telephone

1315 Harmony Drive

ervinstutzman@gmail.com

Street Address

E-Mail

Harrisonburg

VA

22802

City

State

Zip

**SURVEYOR INFORMATION**

Benner & Associates, Inc

(540) 434-0267

Name

Telephone

8 Pleasant Hill Road

halbenner@comcast.net

Street Address

E-Mail

Harrisonburg

VA

22801

City

State

Zip

**VARIANCES**

- No variances requested. (Continue to next section.)
- Variance requested. **If a variance is requested, please provide the following information:**

I (we) hereby apply for a variance from:

- The Harrisonburg Subdivision Ordinance section(s): 10-2-42(c) and 10-2-43

- The Harrisonburg Design and Construction Standards Manual section(s): \_\_\_\_\_

which requires:

**Frontage.** All lots shall front on a public street and no lot shall embrace any portion of a street or alley.

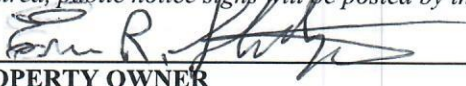
**Easements.** Unless a variance is granted in accord with subsection 10-2-41(a), a ten-foot-wide utility easement shall be provided along front lot lines or any lot line adjacent to a public right-of-way. In addition, easements at least ten (10) feet wide, centered on the side or rear lot lines, shall be provided for utilities and drainage.

The attached letter shall describe why the applicant believes a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question. (See Section 10-2-2 of the Subdivision Ordinance.)

**CERTIFICATION**

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

*I have read the ordinance requirements. I certify that the information supplied on this application and on the attachments provided (plats and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.*

  
\_\_\_\_\_  
**PROPERTY OWNER**

1/5/2024  
\_\_\_\_\_  
**DATE**

**REQUIRED ATTACHMENTS**

- Letter explaining proposed use & reasons for seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirement of Subdivision Ordinance Section 10-2-23 – see checklist.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

\_\_\_\_\_  
Date Form Received

\_\_\_\_\_  
Form Received By

Total Fees Due: \$ \_\_\_\_\_  
Application Fee:  
w/o Variance Request \$175.00 plus \$20.00 per lot  
with Variance Request \$200.00 plus \$20.00 per lot

**CHECKLIST FOR PLAT OF PROPERTIES MEETING SEC. 10-2-23  
PRELIMINARY PLAT – REQUIREMENTS AND CONTENTS**

The preliminary plat, marked as such, shall be presented to the planning commission at a scale of one-inch equals one hundred (100) feet (1" = 100') with any supporting data, showing the following:

- ✓ Proposed subdivision name, location, acreage and land use.
- ✓ Date, north point and graphic scale.
- ✓ Names and addresses of the owners of the property, including the existing mortgagee, the subdivider and the designer of the layout.
- ✓ Location and names of adjoining subdivisions or names of the owners of adjoining lands.
- ✓ Topography: contours at two-foot intervals unless grade is fifteen (15) percent or more, in which case contours shall be at five-foot intervals.
- ✓ Existing and proposed streets, easements and other rights-of-way within and adjoining the subdivision including right-of-way and roadway widths, approximate grades and proposed street names.
- ✓ Location of existing and proposed utilities adjacent to the tract to be subdivided, including size and elevation.
- ✓ Location of building setback lines and zoning district lines.
- ✓ Lot lines, lot and block numbers and approximate dimensions. If proposed subdivision is a residential planned unit development structures and approximate dimensions shall be shown.
- ✓ Proposed method of water supply, drainage provisions, sanitary sewer layout or other accepted sanitary plan and methods of flood control where applicable. Connections with existing facilities, sizes of proposed facilities and any accessory structure shall also be shown.
- ✓ Draft of homeowners' association agreements or protective covenants, if any, whereby the subdivider proposed to regulate land use in the subdivision and otherwise protect the proposed development.
- ✓ The location of existing watercourses and other geographic features.
- ✓ Preliminary location of stormwater management best management practice (BMP) boundary areas.
- ✓ A vicinity sketch or key map at a scale of two hundred (200) feet to the inch shall be shown on or accompany the preliminary plat. This map shall relate the subdivision to existing landmarks and show how streets, alleys and other significant proposals connect or relate to existing facilities in neighboring subdivisions or undeveloped property to produce the most advantageous development of the entire area.
- ✓ The fee for filing a preliminary plat without a variance shall be one hundred seventy-five dollars (\$175.00) plus twenty dollars (\$20.00) per lot, or if filing a preliminary plat with a variance the fee shall be two hundred dollars (\$200.00) plus twenty dollars (\$20.00) per lot, made payable to the city. The fee shall be paid upon the filing of the plat with the city.

In addition, if the preliminary plat requires a traffic impact analysis (TIA) review by the Virginia Department of Transportation (VDOT), then all additional fees for that review shall be made payable to the Virginia Department of Transportation. If the preliminary plat requires a TIA review, only by the city, then one thousand dollars (\$1,000.00) shall be made payable to the city. The preliminary plat application shall not be considered accepted until the TIA has been reviewed.

January 5, 2021

Ms. Thanh H. Dang  
Assistant Director for City of Harrisonburg  
Department of Planning & Community Development  
409 South Main Street  
Harrisonburg, VA 22801

**RE: Juniper Hill Commons Preliminary Plat Letter**

Dear Ms. Dang:

**Proposed Use:**

I am writing on behalf of Harrisonburg Cohousing, who plans to develop the property at 650 Keezletown Road, TM# 72-B-6. Improvements include multiple residential buildings, consisting of 28 dwelling units and a common house, associated driveways, walking paths, green space, and parking spaces. The proposed development will be named Juniper Hill Commons. There is an existing stream that runs from east to west across the site. A large portion of the property, north of the stream, is reserved for green space. The property located south of the stream contains the entirety of site improvements related to dwellings. This property was rezoned from R-1 to R-7 with the approval by City Council on March 24, 2020.

**Request for Variances:**

The following variances from the Subdivision Ordinance are requested to be able to implement the approved R-7 Master Plan.

Variance Request from 10-2-42(c), which requires all parcels to front a public street,

As the proposed development is internally oriented and has only private streets / drives; the proposed lots will front these internal drives.

Variance Request from 10-2-43, which requires a 10-foot wide public general utility easement along front lot lines and any lot adjacent to public right-of-way, and requires at least a 10-foot wide public general utility easement, centered on the side or rear lot lines,

As the preliminary plat illustrates adequate public general utility easements, including a 10-ft wide public general utility easement along the development's frontage with Keezletown Road and public general utility easements to serve each newly created parcel, as well as, a 5-ft wide public general utility easement along the rear property boundary adjacent to tax map parcel 72-A-1. The variance is requested so that additional easements that would restrict use or would conflict with other easements (i.e.



public water, public sanitary sewer, and BMP maintenance areas) are not required along the frontage and side or rear lot lines for each newly created parcel.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gil Colman', written over a horizontal red line.

Gil Colman, PE  
Colman Engineering  
Harrisonburg, VA



City of Harrisonburg, VA  
 Department of Public Works

Determination of Need for a  
 Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information			
Consultant Name:	Colman Engineering	contact@colmanengineering.com	
Telephone:	540-246-3712		
E-mail:			
Owner Name:	Peter Lazaar	peterlazar@sheeflee.com	
Telephone:	540-250-3261		
E-mail:			
Project Information			
Project Name:	Juniper Hill Commons		
Project Address: TM #:	650 Keezletown Road, TM#72-B-6		
Existing Land Use(s):	Single Family		
Proposed Land Use(s): (if applicable)	Medium Density Mixed Residential Planned Community		
Submission Type:	Comprehensive Site Plan <input checked="" type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	The property will be rezoned to R-7, therefore needing to be master planned. The site will include 9 separate buildings: one single family home, 26 apartments and 1 common house (counted as 1 additional apartment), for a total of 28 dwelling units. There will be one commercial entrance to the site via Keezletown Road. The internal drive will accommodate a Fire Truck.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	12		
PM Peak Hour Trips:	15		

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No X

Comments:

Although the Common House is expected to primarily serve other residents who live on the site, it is counted as a dwelling unit.

Accepted by: *Johel Jimenez-Falder*

Date: 10/14/19

Revised Date: February 2019

### Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Multifamily Housing (Low-Rise)	220	DU	27	12	15
2	Proposed #2	Single Family Home	210	DU	1	1	1
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					13	16
8	Existing #1	Single Family Home	210	DU	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					12	15

#### Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.